

CITY OF TIGARD, OREGON

RESOLUTION NO. 05-05

A RESOLUTION ESTABLISHING SANITARY SEWER REIMBURSEMENT DISTRICT NO. 32 (SW FERN STREET)

WHEREAS, the City has initiated the Neighborhood Sewer Extension Program to extend public sewers and recover costs through Reimbursement Districts in accordance with TMC Chapter 13.09; and

WHEREAS, these property owners have been notified of a public hearing in accordance with TMC 13.09.060 and a public hearing was conducted in accordance with TMC 13.09.050; and

WHEREAS, the City Engineer has submitted a report describing the improvements, the area to be included in the Reimbursement District, the estimated costs, a method for spreading the cost among the parcels within the District, and a recommendation for an annual fee adjustment; and

WHEREAS, the City Council has determined that the formation of a Reimbursement District as recommended by the City Engineer is appropriate.

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1 The City Engineer's report titled "Sanitary Sewer Reimbursement District No. 32", attached hereto as Exhibit A, is hereby approved.

SECTION 2 A Reimbursement District is hereby established in accordance with TMC Chapter 13.09. The District shall be the area shown and described on Exhibit B. The District shall be known as "Sanitary Sewer Reimbursement District No. 32, SW Fern Street."

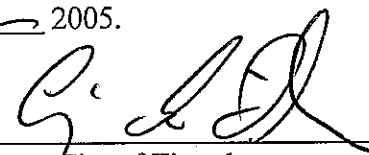
SECTION 3 Payment of the reimbursement fee as shown in Exhibit A is a precondition of receiving City permits applicable to development of each parcel within the Reimbursement District as provided for in TMC 13.09.110.

SECTION 4 An annual fee adjustment, at a rate recommended by the Finance Director, shall be applied to the Reimbursement Fee.

SECTION 5 The City Recorder shall cause a copy of this resolution to be filed in the office of the County Recorder and shall mail a copy of this resolution to all affected property owners at their last known address, in accordance with TMC 13.09.090.

SECTION 6 This resolution is effective upon passage.

PASSED: This 25th day of January 2005.



Mayor - City of Tigard

ATTEST:



City Recorder - City of Tigard

Exhibit A

City Engineer's Report Sanitary Sewer Reimbursement District No. 32 (SW Fern Street)

Background

This project will be constructed and funded under the City of Tigard Neighborhood Sewer Extension Program (NSEP). Under the program the City of Tigard would install public sewers to each lot within the project area. At the time the property owner connects to the sewer, the owner would pay a connection fee, currently \$2,535, and reimburse the City for a fair share of the cost of the public sewer. There is no requirement to connect to the sewer or pay any fee until connection is made. In addition, property owners are responsible for disconnecting their existing septic system according to Washington County rules and for any other modifications necessary to connect to the public sewer.

Project Area - Zone of Benefit

An existing line in Fern Street will be extended east to service five lots as shown on Exhibit Map B.

Cost

The estimated cost for the sanitary sewer construction to provide service to the five lots is \$58,152. Engineering and inspection fees amount to \$7,851 (13.5%) as defined in TMC 13.09.040(1). The estimated total project cost is \$66,003. This is the estimated amount that should be reimbursed to the sanitary sewer fund as properties connect to the sewer and pay their fair share of the total amount. However, the actual amount that each property owner pays is subject to the City's incentive program for early connections.

In addition to sharing the cost of the public sewer line, each property owner will be required to pay an additional \$2,535 connection and inspection fee when connection to the public line is made. All owners will be responsible for all plumbing costs required for work done on private property.

Reimbursement Rate

All properties are zoned R-4.5 but vary in lot size from 21,000 to 43,000 square feet as can be seen in the following list of lots. Therefore, it is recommended that the total cost of this portion of the project be divided among the five properties proportional to the square footage of each property.

Other reimbursement methods include dividing the cost equally among the owners or by the length of frontage of each property. These methods are not recommended

because there is no correlation between these methods and the cost of providing service to each lot or the benefit to each lot.

13620 SW Fern Street is a flag lot with an 8,003 square foot driveway which does not benefit from the sewer. This driveway area was deducted from the total lot area to determine the estimated cost for this lot.

Each property owner's estimated fair share of the public sewer line is \$0.35 per square foot of the lot served. Each owner's fair share would be limited to \$6,000, to the extent that it does not exceed \$15,000, for connections completed within three years of City Council approval of the final City Engineer's Report following construction in accordance with Resolution 01-46 (attached). In addition to paying for the first \$6,000, owners will remain responsible for paying all actual costs that exceed \$15,000. Upon request, payment of costs that exceed \$15,000 may be deferred until the lot is developed as provided by Resolution 03-55 (attached).

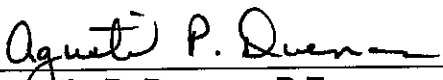
Annual Fee Adjustment

TMC 13.09.115 states that an annual percentage rate shall be applied to each property owner's fair share of the sewer line costs on the anniversary date of the reimbursement agreement. The Finance Director has set the annual interest rate at 6.05% as stated in City of Tigard Resolution No. 98-22.

Recommendation

It is recommended that a reimbursement district be formed with an annual fee increase as indicated above and that the reimbursement district continue for fifteen years as provided in the Tigard Municipal Code (TMC) 13.09.110(5). Fifteen years after the formation of the reimbursement district, properties connecting to the sewer would no longer be required to pay the reimbursement fee.

Submitted January 11, 2005



Agustin P. Duenas, P.E.
City Engineer

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FERN STREET
Reimbursement District No. 32

Estimated Cost to Property Owners
January 11, 2005

	OWNER	SITE ADDRESS	TAX LOT ID	AREA (S.F.)	ESTIMATED	PAID BY	PAID BY
					COST TO PROPERTY OWNER	OWNER	CITY
1	HAVILAND, RANDALL S TR & LEUEEN M	13625 SW FERN ST	2S104BD01300	21169.66925	\$7,748	\$6,000	\$1,748
2	ROMAN, CATHOLIC ARCHBISHOP OF PORTLAND	13665 SW FERN ST	2S104BD01400	22346.68844	\$8,179	\$6,000	\$2,179
3	BENETTI, MARCO A & SALLY A	13650 SW FERN ST	2S104BD02100	48852.1919	\$17,879	\$8,879	\$9,000
4	CLARKE, JOHN A & NANCY J	13620 SW FERN ST	2S104BD02300	43255.11633	\$15,831	\$6,831	\$9,000
5	CLARKE, JOHN A & NANCY J	NO ADDRESS (FERN ST)	2S104BD02102	44716.0566	\$16,366	\$7,366	\$9,000
				Totals	180340	\$66,003	\$35,076
						\$30,927	

FERN STREET
Reimbursement District No. 32
*Estimated Cost to Property Owners
Summary
January 11, 2005*

Estimated Construction Cost	\$50,567
15% contingency (construction)	\$7,585
Estimated construction subtotal	\$58,152
13.5% contingency (Admin & Eng)	\$7,851
total project costs	\$66,003
total area to be served (S.F.)	180,340
total cost per S.F. to property owner	\$0.36599023

FERN STREET
 SANITARY SEWER IMPROVEMENTS REIMBURSEMENT DISTRICT #32
 A PORTION OF THE NE 1/4 OF SECTION 4 T2S R1W W.M.

